

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE AND TIME: 14 June 2004, 4:00 P.M.**

**ATTENDANCE:**

**MEMBERS:** Lois Herr, Virginia Brady, Allan Granger, Nancy Halliwell, Jonathan Price, and J. Scott Ulrich were present.

Charlie Douts and Julianne Dickson were not present.

**STAFF:** James Cowhey, Phyllis Stellfox, Nancy Williams, Andy Weaver (*County Assistant Engineer*), Frank Behlau, Cindy Hampton, Randall Heilman, Mark Hiester, Gwen Newell, Wil Selman, Dean Severson, Mike Skelly, Danny Whittle, and Carol Grove.

**OTHERS:**

Melissa Kelly  
Greg Strausser  
William Swiernik

RGS Associates, Inc.  
Strausser Surveying & Engineering, Inc.  
David Miller Associates, Inc.

**ORDER OF BUSINESS:**

- I. Call to Order and Recognition of Guests: The meeting was called to order by Chairperson Herr at 4:00 p.m.
- II. Minutes of the Meeting of 24 May 2004: Hearing no further objections to the Minutes, Ms. Halliwell moved and Ms. Brady seconded, to approve the Minutes. Ms. Herr abstained because, she was not in attendance at this meeting. The motion carried.
- III. Bills and Communications: Mr. Cowhey respectfully requested signature from the Commission for a Developer's Agreement regarding LCPC File #: **69-52-5D**, Atglen Veterinary Hospital, Sadsbury Township.

Chairperson Herr signed the agreement, and Mr. Ulrich attested it.

IV. Report of Committees & Task Forces: None.

V. Consent Agenda Items:

A. Chairperson Herr noted that the following items on the Consent Agenda were either lifted, revised, or added as indicated:

1. **#89-311A**, Paul Bias, Brecknock Township, Approval, *(Revised Recommendation - Withdrawn By Applicant)*
2. **#34-42**, Lancaster Township, Proposed rezoning of 7.848 acres of Office/Professional (O/P) and .123 acres of Residential (R-3) situated on the West side of New Danville Pike at the intersection of Second Lock Road to Composite Commercial (C-2), Community Planning Review, *(Lifted for Discussion and Revised Text)*

A motion was made by Mr. Ulrich to approve the consent agenda. Mr. Price seconded the motion. The motion carried.

B. The following actions were taken as part of the motion:

1. Requests for Waivers:
  - a. **#84-75A**, Conestoga Christian School Addition, Caernarvon Township, Section 602.19.E Access Drives and Section 603.03 Bicycle Parking, *(Approved)*
  - b. **#86-188-1A**, KIMJON, Inc., Colerain and Eden Townships, Section 607.06.A & B Floodplain, *(Conditionally Approved)*
2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:
  - a. **#89-296-1**, Frey Brother, Inc., Little Britain Township & East Drumore Township, 90-day Extension of Time, *(Approved)*
  - b. **#03-83**, Board of Supervisors of Little Britain Township, Little Britain Township, 90-day Extension of Time, *(Approved)*
3. Unconditional Preliminary Plan Approvals:
  - a. **#78-455-3**, Gehman's Mennonite School, Brecknock Township, *(Approved)*
  - b. **#84-75A**, Conestoga Christian School Addition, Caernarvon Township, *(Approved)*

4. Requests for Approval of Subdivision and/or Land Development Applications:
  - a. **#61-24F**, 3878 Columbia Avenue, Manor Township, (*Approved*)
  - b. **#82-192-1**, Robert L. Hershey, Conestoga Township, (*Conditionally Approved*)
  - c. **#86-82-1A**, West Branch Townhouses, Manor Township, (*Conditionally Approved*)
  - d. **#97-7-1A**, New Haven Mennonite Church, Elizabeth Township, (*Conditionally Approved*)

**As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.**

5. Requests for Review of Subdivision and/or Land Development Applications:
  - a. **#68-125-2B**, Tanglewood Manor, Inc., East Drumore Township, (*Recommended for Conditional Approval*)
  - b. **#68-149-3**, Mearig Kia, East Hempfield Township, (*Recommended for Conditional Approval*)
  - c. **#74-459-1**, Dean Edward & Eileen Susan Bare, East Lampeter and Upper Leacock Townships, (*Recommended for Conditional Approval*)
  - d. **#74-474-1C**, Eagleview Estates – Phase III, West Earl Township, (*Recommended for Conditional Approval*)
  - e. **#75-64-2B(a)**, Wayside Presbyterian Church, West Hempfield Township, (*Recommended for Conditional Approval*)
  - f. **#77-248-2F**, COAMS Properties, Warwick Township, (*No Comments Offered*)
  - g. **#85-422C**, Dennis L. Martin, East Cocalico Township, (*Recommended for Conditional Approval*)
  - h. **#86-45-3**, Graybill/Fasnacht Properties, East Cocalico Township, (*Recommended for Conditional Approval*)
  - i. **#88-307-3A**, Masonic Village at Elizabethtown, West Donegal Township, (*No Comments Offered*)
  - j. **#89-47-2**, Lancashire Subdivision, East Cocalico and Brecknock Townships, (*Recommended for Conditional Approval*)
  - k. **#93-27-5A**, Hempland Warehouse, West Hempfield Township, (*Recommended for Conditional Approval*)
  - l. **#97-33-1**, Paradise Station, Paradise Township, (*Recommended for Conditional Approval*)

- m. **#99-72-4**, Five Star International, LLC, Rapho Township, *(Recommended for Conditional Approval)*
- n. **#04-49**, Blue Ball Garage Land Development, East Earl Township, *(Recommended for Conditional Approval)*
- o. **#04-50**, Transfer Station Improvements, Manheim Township, *(Recommended for Conditional Approval)*

6. Requests for Planning Modules Review for Land Development:

- a. **Esh**, David L., Leacock Township, *(Report Adopted as Drafted)*
- b. **Zeiset**, Eric M., West Donegal Township, *(Report Adopted as Drafted)*
- c. **#87-440-12B**, Buckhill Farm Subdivision, Warwick Township, *(Report Adopted as Drafted)*
- d. **#03-83**, Board of Supervisors of Little Britain Township, Little Britain Township, *(Report Adopted as Drafted)*

7. Requests for Community Planning Reviews:

- a. **#21-63**, West Earl Township, Proposed CDBG (*Community Development Block Grant*) funding for the extension of the public sewer service to Brian Drive, Dane Drive, Zook's Mill Road, South View Drive, Hilltop Drive, Rose Hill Road, a portion of Oregon Pike and the Conestoga Manor Mobile Home Park.
- b. **#40-23**, Manheim Borough, Proposed amendments to the Zoning Ordinance by providing a specific list of trees and shrubs that are suitable for landscaping and by providing statements and criteria, under which murals may be permitted to be painted on the exterior façade of structures.
- c. **#46-85**, Mount Joy Township, Proposed Official Map.

C. Items lifted from the Consent Agenda for discussion and further consideration by the Commission:

Mr. Granger, LCPC Member, respectfully addressed the Commission regarding CPF #: **34-42**, Lancaster Township. He requested that the draft report text should be consistent with the Conestoga River Greenways Plan and the Lancaster Inter-Municipal Committee's Park and Open Space Plan.

Mr. Granger made a motion to send draft report as amended. The motion was seconded by Ms. Halliwell. The motion carried.

VI. Old Business: None.

- VII. New Business: Mr. Strausser, of Strausser & Engineering, Inc., respectfully addressed the Commission regarding LCPC File #: **97-55-1A**, Knotts Ridge, Sadsbury Township. He stated that in order for the applicant to meet required deadlines, if a request for a 120-day Extension of Time could be granted today.

Mr. Granger made a motion to approve the extension of time for 120-days. The motion was seconded by Ms. Brady. The motion carried.

James Cowhey, Director for Community Planning, respectfully addressed the Commission regarding LCPC File #: **02-156B**, Greentree Business Center, Lots 7A, 7B, & 7 C, Manheim Borough. He requested a Reinstatement of the Plan and a 90-day Extension of Time.

Ms. Halliwell made a motion to approve the reinstatement and extension of time for 90-days. The motion was seconded by Mr. Granger. The motion carried.

VIII. Public Participation:

- IX. Adjournment: Ms. Brady made a motion to adjourn the meeting. The motion was seconded by Mr. Price. The motion carried. The meeting was adjourned at 4:20 p.m.

**NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 28 June 2004.**